

19th Terrace & Central TIF Plan
Twenty-Five Year TIF Progress Report

TIF Plan: 19th Terrace & Central Tax Increment Financing Plan

Developer: AF Real Estate Holdings, LLC and Broadway Development, LLC

Date approved by City Council: June 3, 1999 **Ordinance:** 990702

Date Amended:

First Amendment: **June 15, 2000** **Ordinance: 990702**

Second Amendment: **August 5, 2004** **Ordinance: 040871**

Third Amendment: **February 1, 2007** **Ordinance: 070088**

Fourth Amendment: **January 16, 2020** **Ordinance; 200013**

General Location: The Redevelopment Plan Area is generally bounded by 17th Street on the north, Southwest Boulevard on the south, Wyandotte Street on the east and Broadway on the west in Kansas City, Jackson County, Missouri

Status: Projects 2a, 2b, and 2c were actually developed as an Urban Garden instead of the commercial, condominiums/retail/office and related parking. The Developers completed the rehabilitation of Project 12 (office building), Project 17 (retail establishment), Project 18 (office building), and related parking lots. A number of the other proposed projects were ultimately done as Planned Industrial Expansion Authority projects instead of TIF assisted projects.

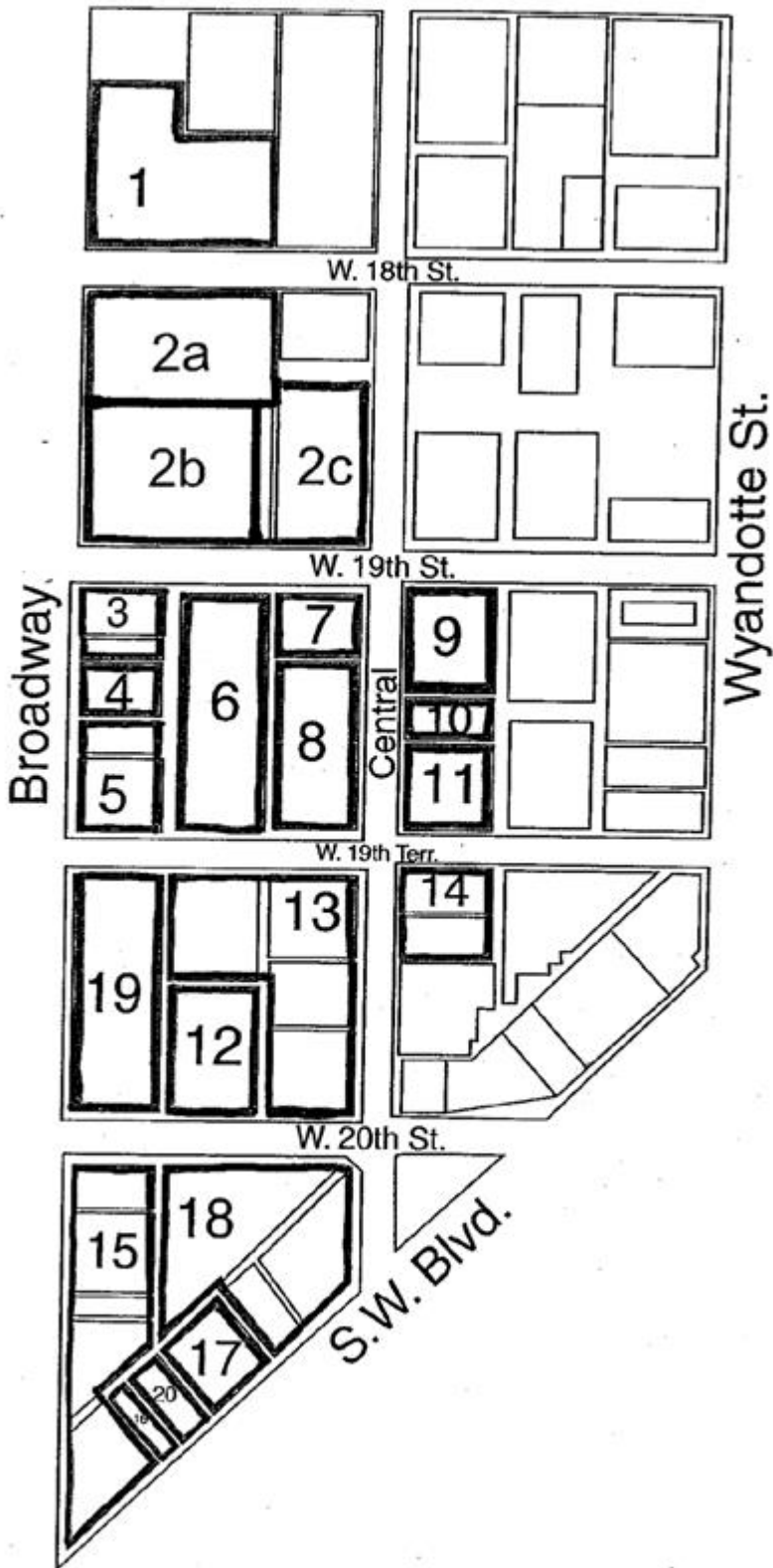
TIF Financing: Pay-As-You Go

Area Designation: Conservation

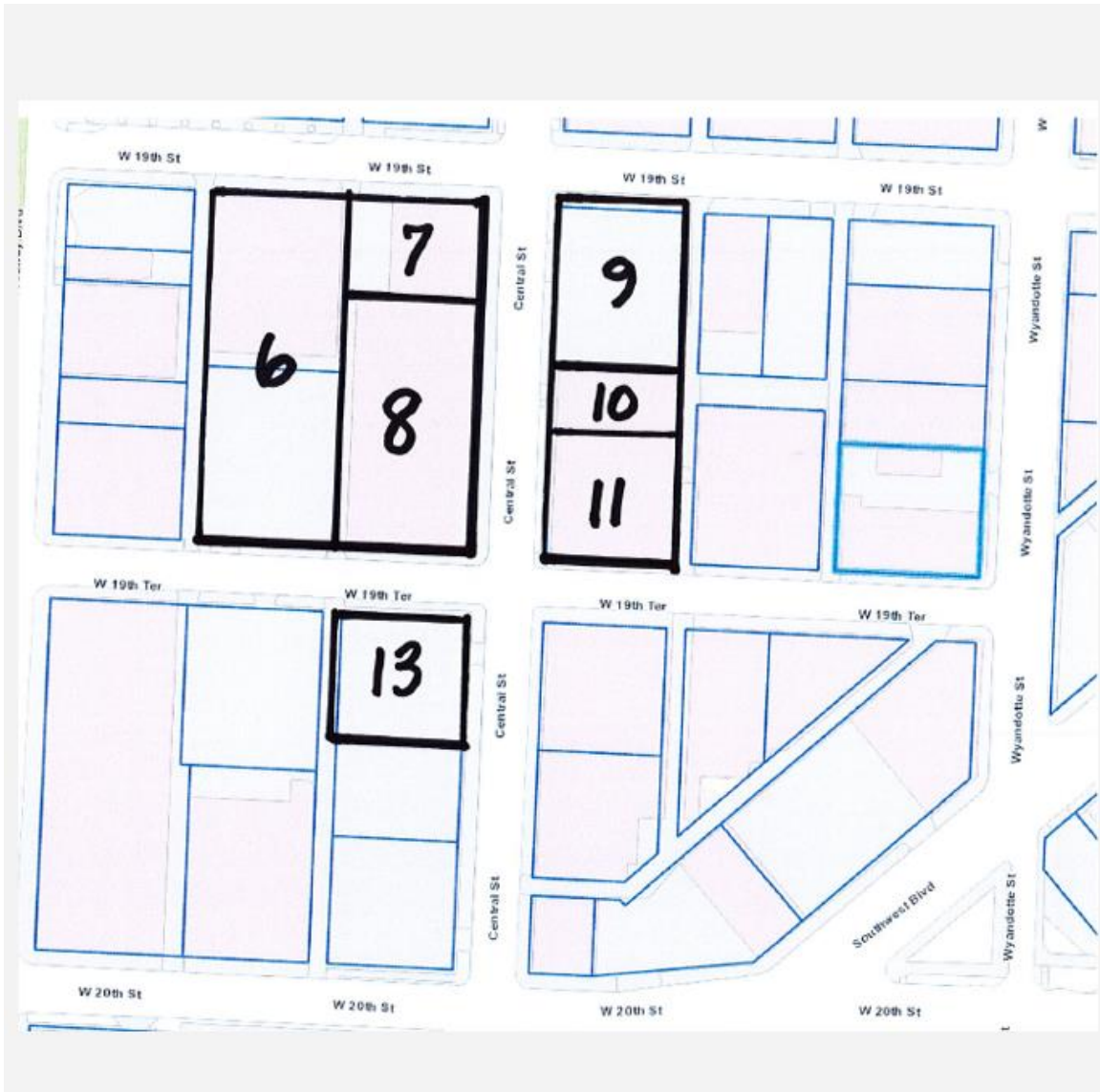
TIF Plan Summary

TIF Plan Information	Projected	Actual
Number of Project Areas	16	7
Projected Total Project Costs	\$14,000,000	---
Total EATS Since Inception	----	\$239,000
Total PILOTS Since Inception	----	286,000
Total Disbursed to Date		\$4,000,000
Total Jobs to Date	250	402
Initial Assessed Value	----	\$2,207,756
Assessed Value	----	\$2,110,000

TIF Projects Approved	Date Approved by City Council	Ordinance No.	Status
Project 2a Urban Garden	2/1/2007	990932	Not done as TIF
Project 2b & 2c –Urban Garden	6/11/2009	090497	Not done as TIF
Project 3 – Parking	6/3/1999	990703	Not done as TIF
Project 6 – Commercial Improved	6/3/1999	990705	Not implemented yet
Project 7 – Warehouse Storage	6/3/1999	990706	Not implemented yet
Project 8 – Wholesale Trade	4/30/2009	990707	Not implemented yet
Project 9- Parking Lot	4/30/2009	990708	Not implemented yet
Project 10 – Industrial Improved	3/1/2001	990709	Not implemented yet
Project 11 – Industrial Improved	6/15/1999	000779	Not implemented yet
Project 12 – Commercial Bldg	3/1/2001	990710	Completed in 2007
Project 13 – Commercial Imprvmnt	6/3/1999	990711	Not implemented yet
Project 15 – Parking Lot	12/18/2008	990713	Terminated in 2020
Project 17 – Commercial Bldg	10/26/2000	990715	Completed in 2003
Project 18 – Commercial Bldg	3/1/2001	990716	Completed in 2003



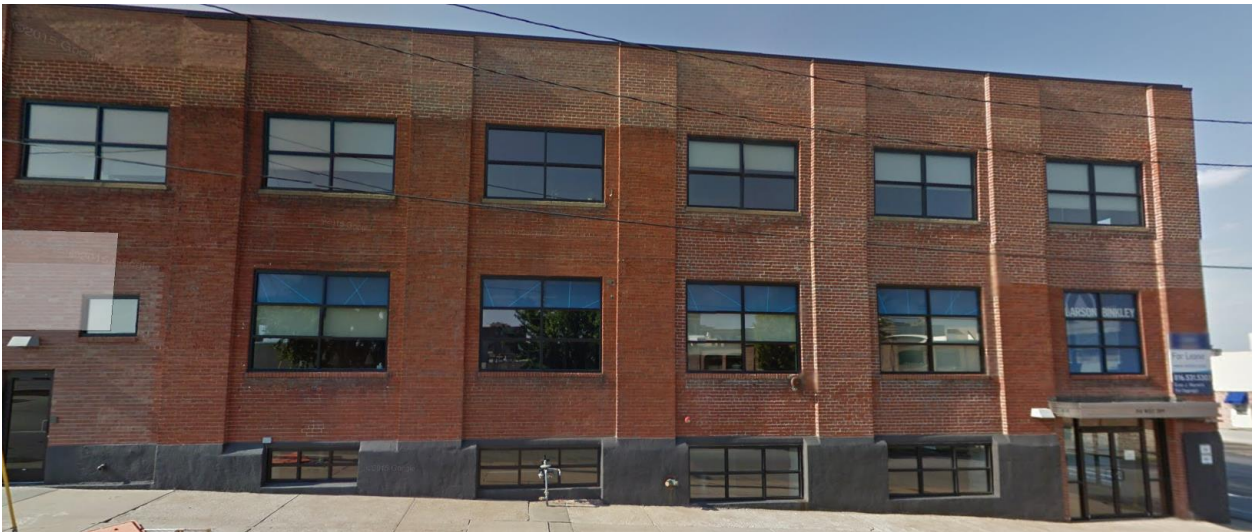
Original 19th Terrace and Central Site Plan



Fourth Amendment 19th Terrace & Central Site Plan



Project Areas 2a, 2b & 2c – Broadway Urban Garden



Project 12 – Zahner Building



Project 17 – Sierra Building



Project 18